

(SEAL) John K. Bright, Notary Public.

My commission expires 2/20/27.

Filed for record in Tulsa County, Okla. on Feb. 11 1924, at 1:00 P.M. recorded in book 481, page 585, Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

251037 - BH

BUILDING LEASE.

COMPARED

State of Oklahoma )  
County of Tulsa ) SS

This indenture <sup>of lease</sup> made in triplicate, this 25th day of January, 1924, by and between Boston Shoe Shop, Inc., of the first part (hereinafter called party of the first part, whether one or more) and E. E. Richey, doing business as Tulsa Engraving Company, of second part, Hereinafter called party of the second part, whether one or more)

Witnesseth: That the party of the first part, for and in consideration of the rents, covenants and agreements hereinafter contained, does, and by these presents, demise, lease and rent, for a period of one year from the first day of February, 1924, to the party of the second part, the following described property, to-wit:

Rooms eleven (11) seventeen (17) eighteen (18) nineteen (19) and twenty (20) located at 320½ South Main Street, same being on the second floor of the Hayward Building in the City of Tulsa, Oklahoma.

The party of the second part, for and in consideration of the use and possession of said premises for said period, does hereby agree to pay unto the party of the first part, the sum of (\$1500.00) fifteen hundred dollars, said sum to be paid in the following amounts and at the times therein designated, to-wit:

On the 1st day of February, 1924, the sum of one hundred twenty five dollars, and on the 1st day of each and every month thereafter the sum of one hundred twenty five dollars (\$125.00) until the said total sum of fifteen hundred dollars (\$1500.00) shall have been fully paid.

The party of the second part further agrees to keep and maintain all portions of the building let to him by the terms of this contract, in as good state of repair as the same are turned over to him, natural wear and tear alone excepted, and to hold said first party free from any and all expense in the maintenance and occupancy of said building, including bills or assessments for light, heat, water and any other expenses, and the said second party agrees to make all repairs in said building necessary to its use and occupancy, including the repainting, plumbing, papering or repairing or re-papering any portion of the property here let, and the second party agrees to hold said first party free from any and all expenses of any kind incidental to the use and occupancy of said building.

The party of the second part further agrees to hold free and harmless and does hereby release said first party from any and all damages that may occur to the contents of any portion of the building here let, during the term granted.

The party of the second part agrees not to use said building, or any portion thereof, for any purpose that will increase the insurance rate or risk on said building, or for any purpose prohibited by the Statutes of the State of Oklahoma, or the ordinances of the City of Tulsa.

It is understood and agreed, that time is expressly made of the essence of this contract, and that in addition to the remedies provided by law, and to secure this contract, it is further agreed; First party shall have a first lien, from the date hereof, on all fixtures and furniture, goods, wares and merchandise, now or hereafter to be placed on said premises, which property